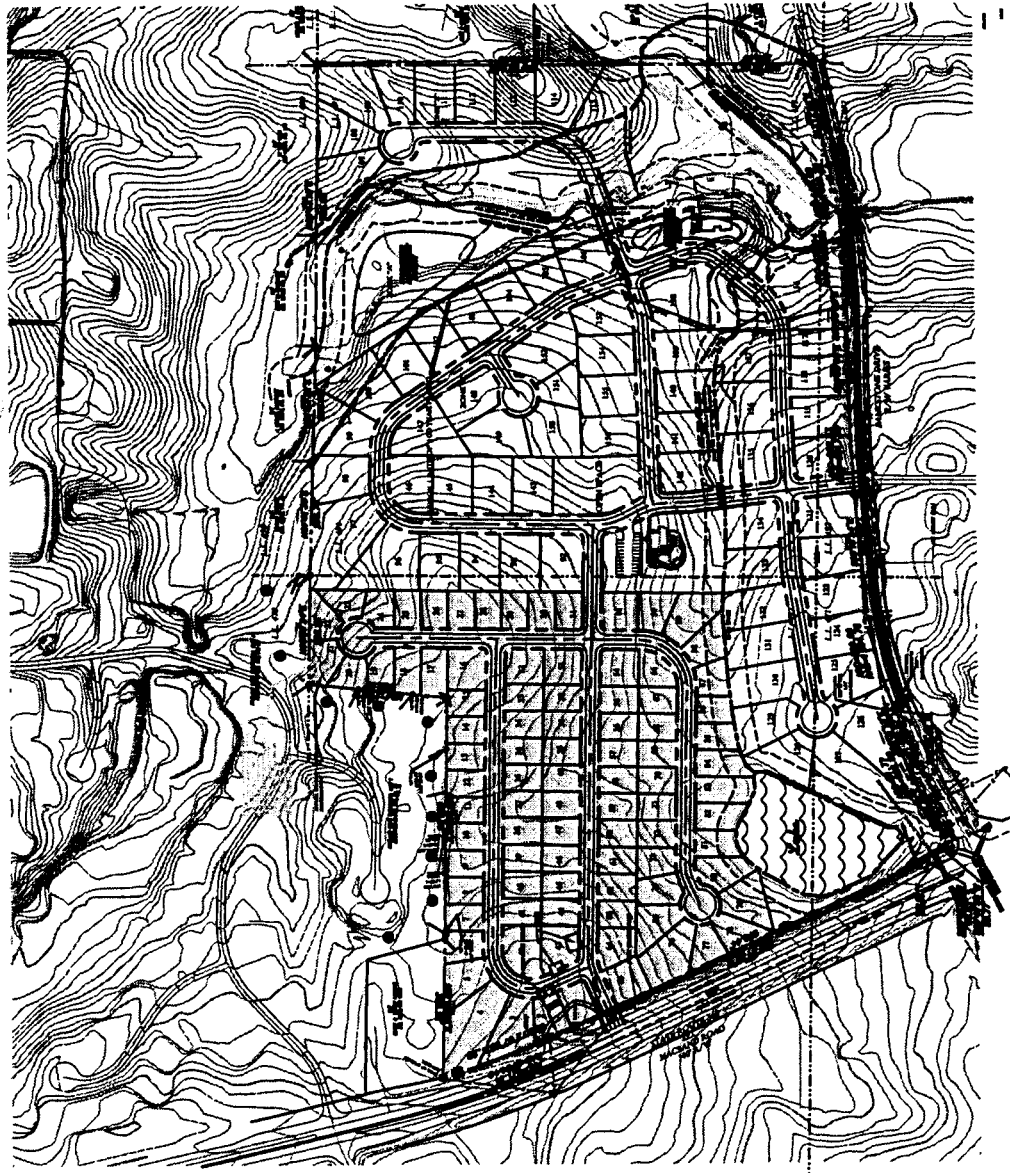
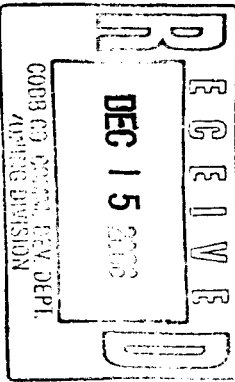
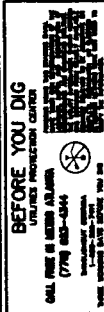


PROJECT CONTACT: MR. WOODY SNELL @ 770-984-8170



SITE DATA:	
TOTAL SITE AREA	22.64 ACRES
EXISTING ZONING	R-20 RESIDENTIAL
PROPOSED ZONING	AA-1 R-15 RESIDENTIAL
ZONING JURISDICTION	COB8 COUNTY
DENSITY CALCULATIONS (R-15)	
TOTAL UNITS	91 UNITS
TOTAL DENSITY	4.02 UNITS/ACRE
DENSITY CALCULATIONS (R-15)	
TOTAL UNITS	61 UNITS
TOTAL DENSITY	2.70 UNITS/ACRE
DENSITY CALCULATIONS (R-15)	
TOTAL UNITS	51 UNITS
TOTAL DENSITY	2.25 UNITS/ACRE
DENSITY CALCULATIONS (R-15)	
TOTAL UNITS	48 UNITS
TOTAL DENSITY	2.12 UNITS/ACRE
DENSITY CALCULATIONS (R-15)	
TOTAL UNITS	31 UNITS
TOTAL DENSITY	1.37 UNITS/ACRE
SETBACK REQUIREMENTS	
FRONT SETBACK	33 FEET
REAR SETBACK	(R-15) 33 FEET
SIDE SETBACK	(R-15) 25 FEET
MIN. LOT WIDTH	33 FEET
R-15 TYPICAL LOT SIZE (60' X 100')	6,000 SQ. FT.
R-15 TYPICAL LOT SIZE (75' X 100')	7,500 SQ. FT.

MS
#3000

BANKSTONE PRESERVE
A RESIDENTIAL DEVELOPMENT

FOR
THE PACIFIC GROUP, INC.
5755 DOWNEY DRIVE
ATLANTA, GEORGIA 30327
PHONE: 770-984-8170

PLANNERS AND ENGINEERS COLLABORATIVE
WE PROVIDE SOLUTIONS
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING AND SURVEYING
1000 PRINCETON PARK SOUTH ATLANTA, GEORGIA 30328-0700 FAX: 770-984-8170 WWW.PECCOL.COM

REVISION	
NO.	DATE
1	11/24/06
2	11/24/06
3	11/24/06
4	11/24/06
5	11/24/06
6	11/24/06
7	11/24/06
8	11/24/06
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18	11/24/06
19	11/24/06
20	11/24/06

REZONING SITE PLAN

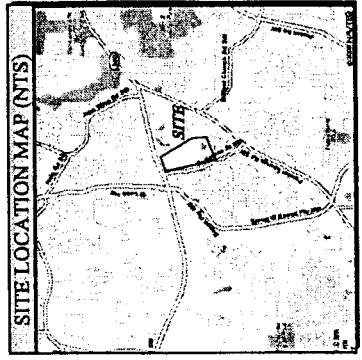
SCALE: 1" = 150'

DATE: NOV 24, 2006

PROJECT: COB8 DDA

1

1



APPLICANT: The Pacific Group, Inc.
770-984-8170

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Kathryn James Kamis, Estate of Kathryn Brook
James

PROPERTY LOCATION: Located at the southeast intersection of
Macland Road and Bankstone Drive.

ACCESS TO PROPERTY: Macland Road and Bankstone Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing house on
large wooded tract with pasture

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Single-family houses

SOUTH: R-20/ Single-family houses

EAST: R-15, R-20/ Macland Park, Single-family houses

WEST: NRC, RA-5, R-20, R-15/ Undeveloped, undeveloped, Shiloh Station, Horseshow Bend

PETITION NO: Z-15

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15, RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 72.64 acres

DISTRICT: 19

LAND LOT(S): 471, 472, 491, 492

PARCEL(S): 8, 1, 1, 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

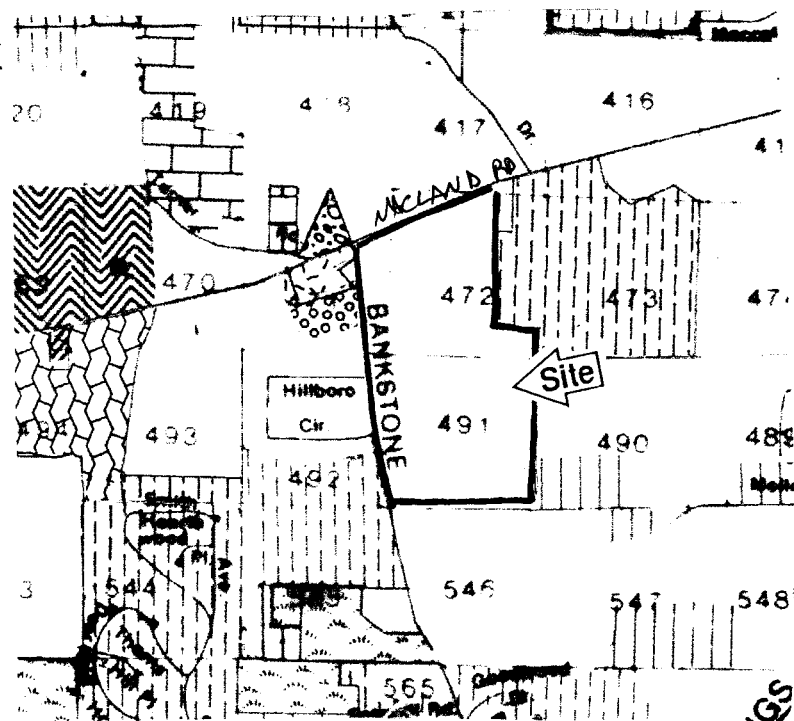
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

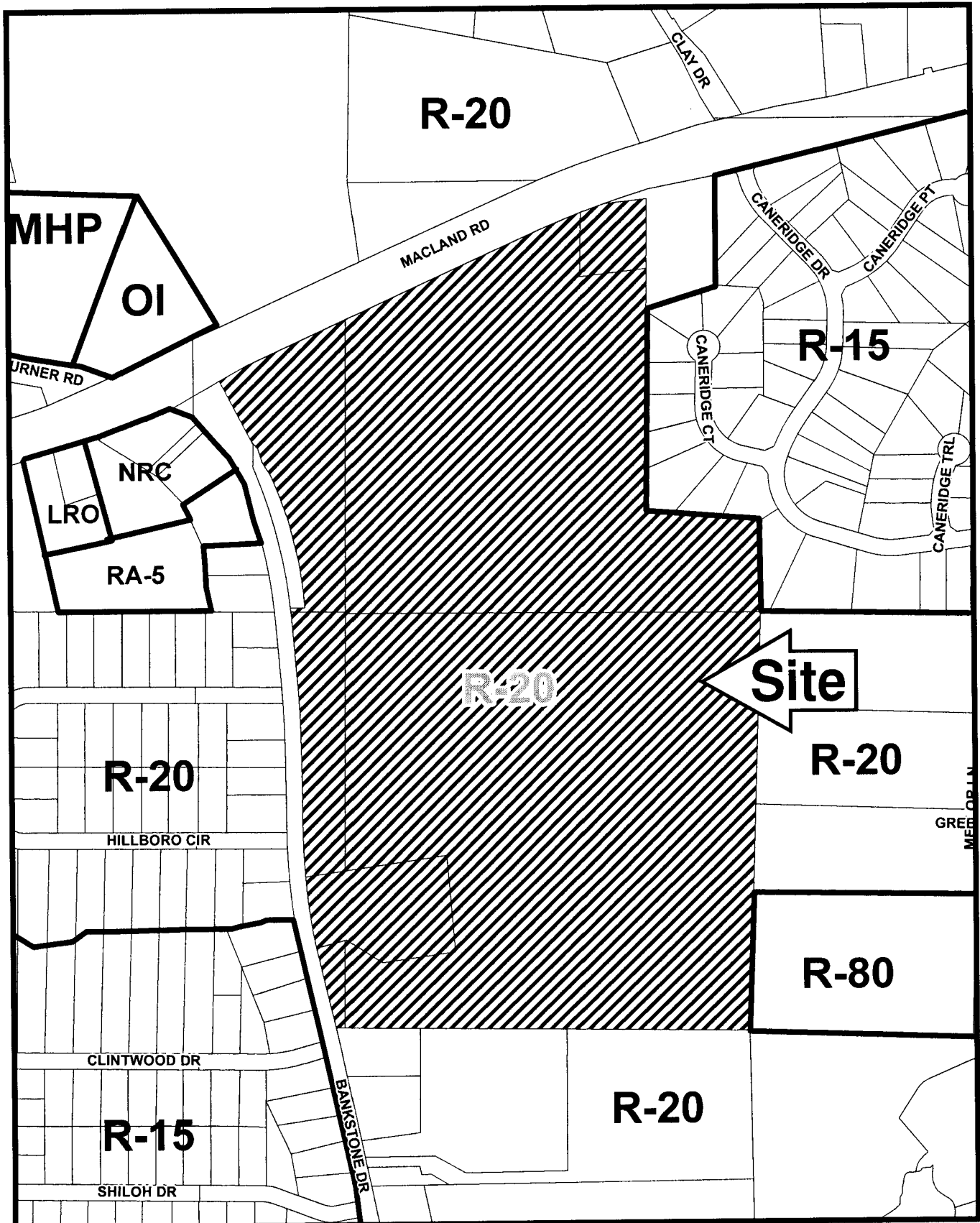
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-15



This map is provided for display and planning purposes only. It is not meant to be a legal description.

200 0 200
Feet



Draft Parcel Boundary
 Approximate Zoning Boundary

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15, RA-5

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Low Density Residential (1 to 2.5 units per acre)

Proposed Number of Units: 156 **Overall Net Density:** 2.54* **Units/Acre**

Present Zoning Would Allow: 107* **Units** **Increase of:** 49 **Units/Lots**

***Based on +/-61.34 net acres. Stormwater Management calculates 11.3 acres of Zone A floodplain.**

The applicant is requesting the R-15 and RA-5 zoning districts to develop a single-family detached subdivision. The R-15 portion would contain 52.66 acres with 65 lots. The RA-5 portion would contain 19.98 acres with 91 lots. The houses would be traditional in styling with exteriors consisting of brick, stone, cedar shake, stucco and/or masonry siding. The houses would be a minimum 2,000 square-feet, and would start selling in the high \$200,000's. The amenities would include a pool, clubhouse, and a large area of open space.

The applicant is showing two contemporaneous variances on the site plan which are:

1. Reduce the rear setbacks on the RA-5 portion, from 30-feet (interior lots) and 40-feet (exterior lots) to 20-feet.
2. Reduce the number of parking spaces in the amenity area from 26 parking spaces to 22 parking spaces.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, it is determined that a c. 1930 house is located within the project area. This resource was previously identified in Cobb County's Historic Resource Survey. Due to the age and location of the structure, information about this resource and its occupants appears to have the potential to contribute to the county's public history. Staff recommends the home either be incorporated into the development or, alternately, documented if destroyed. In order to properly document this structure, its inhabitants, and the role it played in Cobb County's history, staff requests a history of the home and its occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15, RA-5

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Dowell	1,024	Over	
Elementary TO BE DETERMINED			
Middle TO BE DETERMINED			
High			

* School attendance zones are subject to revision at anytime.

Additional Comments:

Approval of this rezoning could adversely impact enrollment at Dowell Elementary.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).

Additional Comments:

APPLICANT The Pacific Group, Inc

PETITION NO. Z-015

PRESENT ZONING R-20

PETITION FOR R-15, RA-5

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

Available at Development? ☒ Yes ☐ No

Fire Flow Test Required? ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 8" DI / S side Macland Rd

Additional Comments: Dual feed required with 6" DI / W side Bankstone Dr

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? ☒ Yes ☐ No

At Development? ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On site, across south part

Estimated Waste Generation (in G.P.D.): **A D F** 62,400 **Peak** 156,000

Treatment Plant: S Cobb

Plant Capacity Available? ☒ Yes ☐ No

Line Capacity Available? ☒ Yes ☐ No

Projected Plant Availability: ☒ 0 - 5 year ☐ 5 - 10 years ☐ over 10 years

Dry Sewers Required? ☐ Yes ☒ No

Off-site Easements Required? ☐ Yes* ☒ No

Flow Test Required? ☐ Yes ☒ No

Letter of Allocation issued? ☐ Yes ☒ No

Septic Tank Recommended by this Department? ☐ Yes ☒ No

Subject to Health Department Approval? ☐ Yes ☒ No

Additional Comments:

Sewer extension by developer required to upper property line

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15, RA-5

DRAINAGE COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noses Creek FLOOD HAZARD INFO: Zone A

- ☒ FEMA Designated 100 year Floodplain Flood.
- ☒ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☒ Dam Breach zone from (**upstream**) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☐ NO ☒ POSSIBLY, NOT VERIFIED

Location: adjacent to stream and existing lake

- ☒ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☒ County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☒ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☒ Minimize runoff into public roads.
- ☒ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☒ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream stormdrainage system.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15, RA-5

<p>DRAINAGE COMMENTS CONTINUED</p>

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☒ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☐ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☒ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☒ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. The existing site is a mixture of pasture and woodland with gently rolling terrain. There is an existing lake located at the northwest corner of the site and a significant amount of floodplain associated with an unnamed tributary to Noses Creek along the southern portion of the site. Although the data provided on the site plan states that there is only 3.11 acres of floodplain, the County's GIS mapping reflects a total of 11.3 acres of FEMA Zone A Floodplain as well as 2.9 acres associated with the flood pool of the existing lake. This should be correctly reflected in the density calculations.
2. All of the proposed stormwater management facilities must be located above (outside) the 100-year floodplain. This will require a revision to the site plan to provide adequate site area to relocate the large easternmost detention pond.
3. A detailed flood study will be required to determine actual 100-year flood elevations for the site. A LOMA submittal to FEMA will be required prior to permitting. Backwater effects from the proposed stream crossing must not extend upstream of the site.
4. The 50-foot stream buffer needs to be placed in Open Space outside the boundaries of proposed lots to provide protection from disturbance. Lots 79-89 and 127-142 are severely impacted by the buffer limits and will be difficult and in some cases impossible to build without disturbing this natural buffer. The site must be revised to provide sufficient protection for the stream buffer.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15, RA-5

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Macland Road	15040	Arterial	55 mph	GADOT	110'
Bankstone Drive	4500	Major Collector	35 mph	Cobb County	80'

*Based on 2005 traffic counting data taken by GADOT. (Macland Road)
Based on 2003 traffic counting data taken by Cobb County DOT. (Bankstone Drive)*

COMMENTS AND OBSERVATIONS

Macland Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Bankstone Drive is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along both road frontages.

Access shall be right-in/right-out on Macland Road.

As necessitated by this development for egress from Macland Road, a deceleration lane will be required.

GADOT permits will be required.

As necessitated by this development for egress from Bankstone Drive, a deceleration lane and a left turn lane will be required.

Extend the northbound right turn lane along Bankstone Drive.

Align the proposed entrance on Bankstone Drive with the opposing street.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Bankstone Drive, a minimum of 40' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along both road frontages.

Recommend a right-in/right-out driveway on Macland Road.

Recommend a deceleration lane on Macland Road.

Recommend GADOT permit for all work that encroaches upon State right-of-way.

Recommend a deceleration lane and a left turn lane on Bankstone Drive at the proposed entrance.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-15

PRESENT ZONING: R-20

PETITION FOR: R-15

TRANSPORTATION COMMENTS cont.

Recommend extending the northbound left turn lane Bankstone Drive.

Recommend aligning the proposed access on Bankstone Drive with the opposing street.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-15 THE PACIFIC GROUP, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties, if just developed R-15. The surrounding area is predominately zoned R-20, with some R-15 and R-80. There are some higher intensity land use along Macland Road, such as RA-5, NRC, OI, and LRO, but these uses are small and contained.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property, if developed at a lower density with larger lots. The applicant's single family proposal would look similar to adjacent residential properties, as far as the houses look, but many of the lots would be less than half the size of the overwhelming majority of the lots in the area.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential Land Use Category with densities ranging from 1 to 2.5 units per acre. The proposed density is 2.54 units per acre, which is just barely over the allowable limit.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to R-15. The R-15 zoning district would be in accordance with the *Cobb County Comprehensive Plan*, and would be more compatible to adjacent and nearby residential uses. Additionally, the *Cobb County Comprehensive Plan* encourages proposed residential subdivisions to be developed at densities similar to existing residential subdivisions, to protect the stability and character of existing residential areas.

Based on the above analysis, Staff recommends DELETION to R-15 subject to the following conditions:

- Site plan be approved by the District Commissioner;
- All R-15 zoning code be met;
- Fire Department comments;
- Historic Preservation comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.